126.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,175,000 / 1,175,000
					USE VALUE:	1,175,000 / 1,175,000
					ASSESSED:	1,175,000 / 1,175,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE KEVIN SHAO-KWAN & HSU-YI
Owner 2:	LEE SHIRLEY Y/TRUSTEE
Owner 3:	FRANK & SHIRLEY LEE FAMILY TR
Street 1:	31 BAILEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JOHN DAVID T & MICHELLE -
Owner 2:	-
Street 1:	31 BAILEY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,746 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 2162 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8746.000	555,600	5,300	614,100	1,175,000
Total Card	0.201	555,600	5,300	614,100	1,175,000
Total Parcel	0.201	555,600	5,300	614,100	1,175,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 543.53 | /Parcel: 543.5

Legal Description

User Acct 81262

GIS Ref

GIS Ref

Insp Date 04/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 126.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	555,600	5300	8,746.	614,100	1,175,000	1,175,000	Year End Roll	12/18/2019
2019	101	FV	419,200	5300	8,746.	648,300	1,072,800	1,072,800	Year End Roll	1/3/2019
2018	101	FV	365,500	5300	8,746.	477,700	848,500	848,500	Year End Roll	12/20/2017
2017	101	FV	365,500	5300	8,746.	457,200	828,000	828,000	Year End Roll	1/3/2017
2016	101	FV	365,500	5300	8,746.	423,100	793,900	793,900	Year End	1/4/2016
2015	101	FV	357,000	5300	8,746.	354,800	717,100	717,100	Year End Roll	12/11/2014
2014	101	FV	345,200	5300	8,746.	346,600	697,100	697,100	Year End Roll	12/16/2013
2013	101	FV	345,200	5300	8,746.	330,300	680,800	680,800		12/13/2012

!9777!

PRINT

Date	Time
12/11/20	00:11:47

LAST REV

Date	Time
06/17/19	14:46:11
danam	
9777	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHN DAVID T &	69556-399		7/5/2017	Change>Sale	1,045,000	No	No		
KIM YEOUNG KI--	62402-32		8/6/2013		745,000	No	No		
	20855-563		11/1/1990		265,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2019	170	Solar Pa	19,010	C				
10/29/2018	1614	Insulate	1,929	C				
11/28/2017	1576	Heat App	15,000	C				
10/23/2017	1406	Add Att	207,225					
3/29/2017	340	Porch	7,500	C				
10/14/2009	984	Re-Roof	13,000					
11/8/2000	891	Add Bath	20,000	C				ADD 1 FULL BATH- 1
8/24/1998	622	Wood Dec	3,000					13X20 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2018	SQ Returned	MM	Mary M
4/21/2018	Inspected	PH	Patrick H
4/13/2018	Measured	CC	Chris C
2/6/2009	Measured	336	PATRIOT
4/13/2000	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
11/3/1999	Measured	263	PATRIOT
8/10/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	81262
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8746		Sq. Ft.	Site		0	90.	0.78	10									614,142						614,100	

Total AC/HA: 0.20078 | Total SF/SM: 8746 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 614,142 | Spl Credit | Total: 614,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16546392
Const Adj.:	0.99495000
Adj $ / SQ:	144.947
Other Features:	116259
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	582405
Depreciation:	26791
Depreciated Total:	555614

COMMENTS

UAT-PLYWOOD FL & NO HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

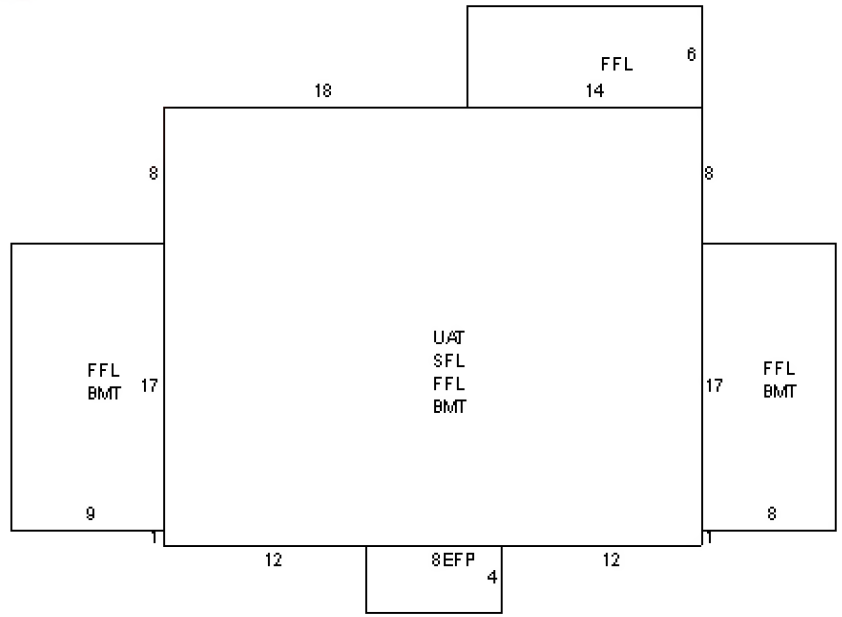
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.39
Special Features:	0	Val/Su Net:	163.51
Final Total:	555600	Val/Su SzAd	272.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,205	144.950	174,661
BMT	Basement	1,121	43.480	48,746
SFL	Second Floor	832	144.950	120,596
UAT	Upper Attic	208	90.160	18,753
EFP	Enclos Porch	32	72.230	2,311

Net Sketched Area:	3,398			Total:	365,067
Size Ad	2037	Gross Are	4022	FinArea	2162

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X22	A	AV	1925	20.98	T	40	101			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300